Karen Johnson Davidson County
Batch# 1407660 DEEDWARR
04/17/2026 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20260417-0031631

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353745** JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES NOVEMBER 6, 2027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $530,000.00. Affiant Subscribed and sworn to before me, this 16th day of April, 2026. Notary Public My Commission Expires: 11/27/2027

WARRANTY DEED

Address New Owner: Caleb Clay Middleton and Maddison Hailey Middleton 579 Huntington Pkwy Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 11 0 067.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacob Curtis May and Jean Elizabeth May, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caleb Clay Middleton and Maddison Hailey Middleton, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Situated in Davidson County, Tennessee, being Lot No. 375 on the plan of HUNTINGTON PARK, SECTION 3, of record in Plat Book 4460, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jean Elizabeth May and Jacob Curtis May, wife and husband, by Quitclaim Deed from Pebble Creek Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20230811-0062358, in the Register's Office of Davidson County, Tennessee, dated July 09, 2023, and recorded on August 11, 2023.

Being the same property conveyed to Pebble Creek Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230117-0003748, in the Register's Office of Davidson County, Tennessee, dated January 10, 2023, and recorded on January 17, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HUNTINGTON PARK, SECTION 3, as recorded in Plat Book 4460, Page(s) 68.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4577, Page 789.

Easement for Water and Sewerage, recorded in Book 7628, Page 544.

Charter for Huntington Park, Inc. recorded as Instrument No. 20100519-0038613.

This is improved property located at 579 Huntington Pkwy Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April, 2026.

Jacob Curtis May

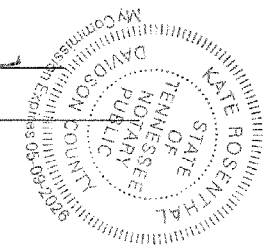
Jean Elizabeth May

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacob Curtis May and Jean Elizabeth May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2026.

Notary Public
My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 16, 2026 (date of document).

Jennifer Pennell

April 17, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 17, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal